146.0	0003	0015.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 935,400 / 935,400
					USE VALUE: 935,400 / 935,400
					ASSESSED: 935,400 / 935,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
193		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AZZOTO AUDREY /TRUSTEE
Owner 2:	AUDREY AZZOTO TRUST
Owner 3:	
Street 1:	193 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AZZOTO AUDREY -
Owner 2:	-
Street 1:	193 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,500 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1922, having primarily Aluminum Exterior and 2022 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11500.000	318,300	5,100	612,000	935,400
Total Card	0.264	318,300	5,100	612,000	935,400
Total Parcel	0.264	318,300	5,100	612,000	935,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.61 | /Parcel: 462.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 96014
GIS Ref:
GIS Ref:
Insp Date: 05/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	318,400	5100	11,500.	612,000	935,500	935,500	Year End Roll	12/18/2019
2019	101	FV	274,600	5300	11,500.	573,800	853,700	853,700	Year End Roll	1/3/2019
2018	101	FV	274,600	5300	11,500.	474,300	754,200	754,200	Year End Roll	12/20/2017
2017	101	FV	274,600	5300	11,500.	436,100	716,000	716,000	Year End Roll	1/3/2017
2016	101	FV	274,600	5300	11,500.	397,800	677,700	677,700	Year End	1/4/2016
2015	101	FV	237,400	5400	11,500.	390,100	632,900	632,900	Year End Roll	12/11/2014
2014	101	FV	237,400	5400	11,500.	362,600	605,400	605,400	Year End Roll	12/16/2013
2013	101	FV	237,400	5400	11,500.	345,000	587,800	587,800		12/13/2012

!11431!

PRINT

Date	Time
12/11/20	01:36:13

LAST REV

Date	Time
05/30/18	13:35:22
ekelly	
11431	

USER DEFINED

Prior Id # 1:	96014
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AZZOTO AUDREY,	70088-208		10/17/2017	Convenience	99	No	No		
MULLEN KENNETH	66540-60		12/16/2015	Convenience	1	No	No		
MULLEN KENNETH	63516-159		4/22/2014	Convenience	1	No	No		
LAWAS KENNETH A	43900-343		10/15/2004		415,000	No	No		
YOUNG SARAH K	28258-305		3/4/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2015	103	Manual	1,239					Air sealing and in
10/19/2010	2152	Addition	22,500					200SFTLIVRM
8/24/2009	727	Re-Roof	8,400					
4/24/2009	268	Manual	2,000					
6/7/2007	419	Dormers	140,000			G9	GR FY09	NEW DRMRS/GAR/FPL/

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2018	MEAS&NOTICE	BS	Barbara S
4/20/2011	Info Fm Prmt	BR	B Rossignol
11/24/2008	Meas/Inspect	163	PATRIOT
2/22/2005	MLS	MM	Mary M
1/4/2000	Meas/Inspect	163	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11500		Sq. Ft.	Site		0	80.	0.67	9									612,002						612,000	

Total AC/HA: 0.26400 | Total SF/SM: 11500 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 612,002 | Spl Credit | Total: 612,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.16928780
Const Adj.:	0.98990101
Adj $ / SQ:	104.173
Other Features:	83710
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333658
Depreciation:	15348
Depreciated Total:	318310

COMMENTS

OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

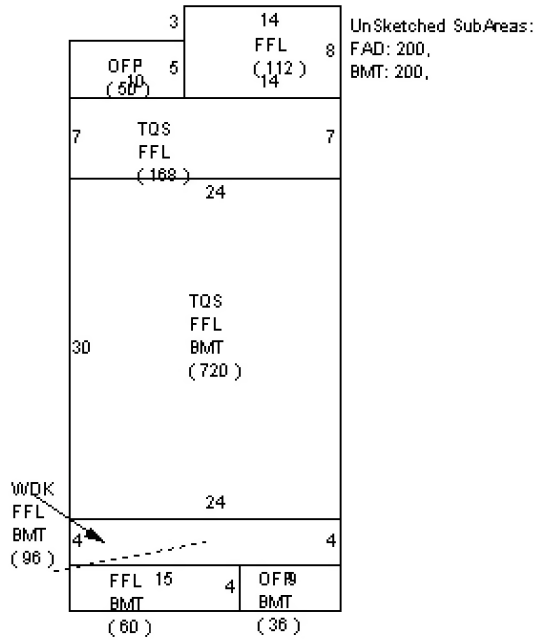
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2008
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



UnSketched SubAreas:
FAD: 200,
BMT: 200,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,156	104.170	120,424
BMT	Basement	1,112	31.250	34,752
TQS	3/4 Story	666	104.170	69,379
FAD	Addition	200	104.170	20,835
WDK	Deck	96	15.840	1,520
OFP	Open Porch	86	35.330	3,038
	Net Sketched Area:	3,316	Total:	249,948
Size Ad	2022	Gross Are	3538	FinArea 2022

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

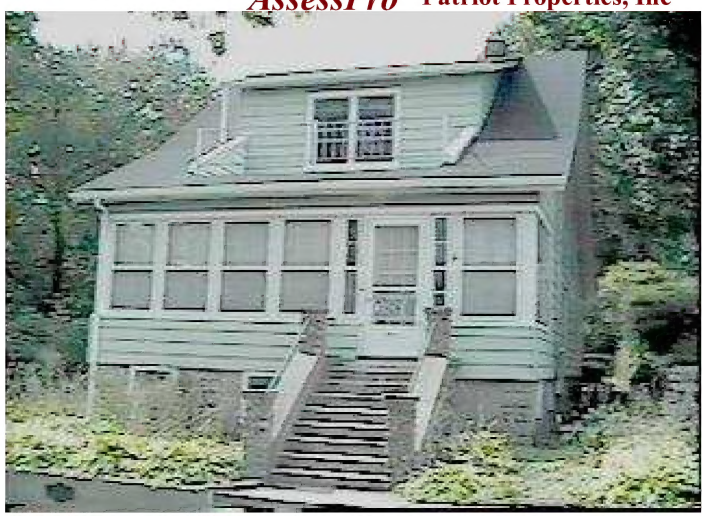
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	104.17
Special Features:	0	Val/Su Net:	95.99
Final Total:	318300	Val/Su SzAd	157.42

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 146.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	2007	26.96	T	9.6	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100